

PLANNING COMMISSION

ACTION MINUTES

TUESDAY, JANUARY 17, 2006 7:00 PM

Chair Parsons called the meeting to order at 7:01p.m., One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Parsons, Horton, Marshall, Gibson, Long, Wozniak

Commissioners Absent: None

Staff Present: Community Development Director de Melo (CDD), City Attorney Zafferano
(CA), Recording Secretary Flores (RS), Acting Recording Secretary Crouse
(ARS), Consulting Planner Hopper (CP), Consulting Planner Meunier (CP),
Associate Planner Walker (AP)

2. AGENDA AMENDMENTS - None

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDAR

4A. Action Minutes of: 11/1/05 and 11/15/05

**MOTION: By C Long, seconded by Vice Chair Horton, to accept the Action Minutes of November
1, 2005 and November 15, 2005.**

Ayes: Long, Horton, Gibson, Wozniak, Parsons

Noes: None

Abstain: Marshall

Motion passed: 5/1

5. PUBLIC HEARING:

5A. PUBLIC HEARING – 215 Hiller Street

To consider Single Family Design Review to add a 519 square foot second story addition and renovate the first floor of an existing single family residence. (Appl. No. 2005-0061)

APN: 040-246-080; Zoned: R-1C (Single Family Residential)

CEQA Status: Recommended Categorical Exemption per Section 15301

Applicants/Owners: Paul J. Williams and Dawn S. Wilson

CP Meunier summarized the staff report, recommending approval.

Applicant Paul Williams addressed the Commission, noting that after purchasing the house 10 years ago, the family has grown and they need more room.

Contractor Ray Breyer (Breyer Construction and Design) commented the design was to balance the bulk and mass, clean-up the architecture and blend into the neighborhood.

MOTION: By C Long, seconded by VC Horton, to close public hearing. Motion passed.

C Long spoke in favor of the project and liked the photo representations.

VC Horton agreed with C Long commenting that this was one of the best Community Outreach programs.

C Gibson agreed with the previous two Commissioners.

C Wozniak agreed as well.

C Marshall commented that it seems like a good project that he can support.

Chair Parsons spoke of one concern that as a Condition of Approval that we get a landscape plan with trees, and removal of the excess concrete between the driveway and the property line.

MOTION: By C Gibson, seconded by C Long, to adopt a Resolution approving a SINGLE FAMILY

DESIGN REVIEW for 215 Hiller Street, with a Condition of Approval for a Landscape Plan, with trees, and removal of the excess concrete between the driveway and property line.

(Appl. No. 2005-0061)

Ayes: Gibson, Long, Marshall, Wozniak, Horton, Parsons

Noes: None

Motion passed: 6/0

This item may be appealed to City Council within 10 calendar days.

5B. PUBLIC HEARING – 1910 Ralston Avenue

To consider Design Review for the façade/remodel and expansion of the existing Vivace restaurant into the adjacent 890 square foot commercial space, a Conditional Use Permit for the enclosure of a recessed doorway, and a Variance from the requirement to provide additional parking spaces for the change in use. (Appl. No. 2005-0046)

APN: 044-303-190; Zoned: C-1 (Neighborhood Commercial)

CEQA Status: Recommended Categorical Exemption per Section 15303

Applicant: Martin Bernstein for business owner Michael Gundogdu.

Owner: Thomas Ayooob

CP Meunier summarized staff report.

C Gibson asked about “this” being a close call. CP Meunier responded that where variances are the most difficult, she feels that this expansion is appropriate for the area.

C Wozniak asked about the Neighborhood Outreach being within the 300’ adjacent area. CP Meunier responded that the business owner was in attendance, that he conducted the outreach, and other business owners supporting the project probably do not live in the adjacent area. A letter in opposition to the variance has been included in the packet.

There was much discussion about parking brought up by the Commissioners, whether for employees or patrons, use of valet parking, use of 1870 Art Center parking, no employee parking in residential areas, renting parking spaces such through the video store or at Bank of America across the street. CDD de Melo responded that some of these options could be studied and brought back to the Commission, if necessary.

C Long asked about a handrail in front of windows which was answered by CP Meunier advising of grade change which requires this for the level change.

Architect, Martin Bernstein, addressed the Commission expressing the quality restaurant that the owner, Michael Gundogdu, runs and the concern for warm relationships with his patrons and business associates. The owner assures that he will work with employees on the parking issue. C Wozniak asked about 865 The Alameda being a business/residence of the Neighborhood Outreach. Mr. Bernstein responded that it looks like a residence. Additional comment made to allow for the variance because of the 45 parking spaces at Barrett Community Center.

Chair Parsons mentioned possible valet parking, currently, for special events.

Neighborhood Resident Peter Knopf spoke in opposition to the parking variance, stating that it gets noisy when people are returning to their cars later in the evening.

MOTION: By C Long, seconded by C Gibson to close the public hearing. Motion passed.

Chair Parsons gave some background on the parking situation in the area:

1. 3-4 years ago a Traffic & Safety meeting, a survey done, it appeared that employees from Carlmont Shopping Center and Shell Station were parking cars in the residential area
2. Neighbors didn’t want permitted parking
3. Neighbors recently lobbied to remove the parking restrictions in the area

C Gibson expressed there could be a parking problem. However, only one person spoke in opposition at the public hearing.

VC Horton stated this is an urban area. Many urban areas do not have dedicated parking. We should add a condition to take care of employee parking. Expanding a business that is successful is positive.

C Long spoke in favor of a continuance to evaluate the parking options.

C Marshall agreed we need a way to address the parking and allow business to expand.

C Wozniak agreed on a condition to move traffic/parking over to Art Center.

Chair Parsons spoke in favor of the project commenting that public parking is available but underutilized and that there should be no employees parking in the neighborhood. In other communities such as Palo Alto, Burlingame, or San Carlos, we walk further than 300’. Considering the survey 3-4 years ago and the apartments in the neighborhood, even on Saturday when Vivace was not open, the same cars were parked in the neighborhood as were there during the week.

There was continued discussion amongst Commissioners and CDD de Melo regarding parking, the variance issue, annual parking review and the posting of signs such as:

1. “please be quiet in the evening hours”
2. “public parking available at Barrett Community Center”
3. employee/staff parking rules in the kitchen

MOTION: By C Long, seconded by VC Horton, to CONTINUE the CUP and Variance, Design

Review, until February 21, 2006.

Ayes: Long, Horton, Marshall, Gibson, Wozniak, Parsons

Noes: None

Motion passed: 6/0

5C. PUBLIC HEARING - 2609 Coronet Boulevard

To consider a Single Family Design Review to remodel and expand an existing 723 square-foot single-family residence to 2,837 square feet, which is below the maximum zoning district permitted 2,838 square feet for this property. (Appl. No. 2005-0053)

APN: 044-272-120; Zoned R-1B (Single Family Residential)

CEQA Status: Recommended Categorical Exemption per Section 15303

Applicant: Joe Sable

Owner: Cliff Beckwith

AP Walker summarized staff report, including a new COA for the retaining wall to have a stucco finish to match the house and a cap treatment to the top of the wall and recommending approval.

There was some discussion between Commissioners and CDD de Melo in regards to a tear down of the house vs. a remodel and the rough texture material for the retaining wall. CDD de Melo responded to the tear down in that there are no more/less restrictions from staff either way and that the setbacks do not change. CDD de Melo responded that stucco texture is acceptable as treatment when articulation is provided at top or bottom.

Applicant, Joe Sable, designer of the project, responded to C Wozniak's question regarding the stairway treatment as they were trying to minimize the hard scape. The trees, only on the side, were to assist in privacy screening for the neighbors.

Neighborhood Resident Alex Espinosa spoke in favor of the project.

MOTION: By C Long, seconded by C Gibson, to close the public hearing. Motion passed.

VC Horton brought up the subject of the off-street gravel parking. CDD de Melo responded that the gravel area proposed cannot be for parking purposes.

C Wozniak suggested some additional landscaping to break-up the face of the house.

C Marshall spoke about mindfulness in regards to the retaining wall, of the grading laws, and the fire standards.

C Long suggested some additional landscaping, making the stairs with more curb appeal, and suggested the removal of gravel parking.

Chair Parsons talked about reducing the amount of grading, remove the retaining wall and saving the tree.

VC Horton asked about 15" of gravel in front of this house, more landscaping, less digging.

C Gibson agreed with removing gravel and retaining wall.

MOTION: By C Long, seconded by C Wozniak, to approve a SINGLE FAMILY DESIGN

REVIEW at 2609 Coronet Blvd with COAs to include a detailed landscape plan, additional trees on the front, removal of the gravel parking path, removal of the 3' retaining wall. (Appl. No. 2005-0053)

Ayes: Long, Wozniak, Marshall, Gibson, Horton, Parsons

Noes: None

Motion passed: 6/0

This item may be appealed to City Council with 10 calendar days.

8:50 p.m. - 5 minute break.

5D. PUBLIC HEARING – 1540 Ralston Avenue

To consider an amendment to the Notre Dame High School Conceptual Development Plan (CDP) and a Tentative Parcel Map to allow the creation of separate lots for the High School and the Sisters' Province Center. The existing 11.67-acre parcel is proposed to be divided into two smaller parcels: Parcel 1 would be 1.07 acres in size and contain the Sisters' Province Center. Parcel 2 would be 10.6 acres in size and contain Notre Dame High School. There will be no change in the existing buildings, vehicular access, parking facilities, hardscape or landscaping. (Appl. No. PA 2005-0028)

APN 044-360-060; Zoned PD (Planned Development)

CEQA Status: Recommended Categorical Exemption per Section 15315

Applicant/Owner: Notre Dame High School

CDD de Melo summarized report recommending approval.

John Clardy, Notre Dame High School, responded to C Marshall's question about the new residence unit being landlocked. Stating that the sisters own the entire property and that access is currently available. He explained that they are proposing the sisters get their own home and not be dependent upon the high school, financially or otherwise. There would be no encumbrances on the land.

CA Zafferano commented that we cannot create a landlocked parcel.

MOTION: By C Gibson, seconded by C Long to close the public hearing. Motion passed.

There was much discussion amongst the Commissioners, staff and applicant of the PDs, multiple parcels, the question of CC&Rs, easements, CDP amendment. CDD de Melo assured the Commission that there is no intensity of use, there is no disadvantage to the City, and yes, we do not want a landlocked parcel so need to have access easements. CP Hopper commented that access easement exists and that this is consistent with the General Plan, which states accommodating religious and cultural institutions and their special needs.

MOTION: By Long, seconded by VC Horton, recommend to City Council approval for an

amendment to the Notre Dame High School Conceptual Development Plan (CDP) and a Tentative Parcel Map. (Appl. No. PA 2005-0028) to include access parking, change of ownership and guarantee access to the college.

Ayes: Long, Horton, Marshall, Gibson, Wozniak, Parsons

Noes: None

Motion passed: 6/0

6. CODE ENFORCEMENT UPDATES:

6A. 1405 Solana Drive – Charles Armstrong School

CDD de Melo reviewed report and summary memo, plus reviewed letter provided tonight from the Neighborhoods First group.

C Wozniak recused herself from this item.

Chair Parsons reminded the audience that night that in view of the number of speakers, he did not want a debate and that this is not a public hearing. However, he did want people to have their say.

Rosalie Whitlock, Charles Armstrong School, spoke in favor of the document.

Edward Geise spoke in favor of CAS abiding by the CUP. He suggested a 3rd party review of their annual report.

Katie Criswell stated there is lack of adherence to the CUP and wants enforcement of the codes.

Robert Mayer stated that CAS has seriously/openly violated the CUP.

Barry Lake stated he is concerned with the disregard to the neighborhood by CAS and wants them to comply with the CUP.

George Glutenok stated that activities of CAS affect neighbors negatively and asks the conditions of the CUP be enforced.

Margaret Allen stated that there are documented CUP violations by CAS.

Chris Wozniak stated that CAS has violated the CUP.

After much discussion amongst the Commissioners and staff, it was decided that between CDD de Melo and the City Attorney, a letter would be prepared outlining violations and a schedule. There would be 90 days from the PC meeting before a hearing would take place.

6B. 2040 Ralston – Avanti Pizza Shopping Center (verbal update)

CDD de Melo stated that he had met with the property owner who will be preparing a landscape plan with new trees and ground cover.

6C. 698 Ralston – Wendy's (verbal update)

CDD de Melo stated that they have until January 31 and then it will be sent to the City Attorney's office.

6D. 1045 Ralston – Wells Fargo (verbal update)

CDD de Melo stated that the arborist has recommendations about the giant sequoia tree and its health issues that will be forwarded to Wells Fargo, and that the tree is still in overall good condition. CDD de Melo offered to check on condition of the parking lot lights, retaining wall, and planter boxes.

7. ADJOURNMENT: Meeting was adjourned at 10:31p.m. to Tuesday, February 7, 2006 at 7:00 pm for a Regular Meeting at Belmont City Hall.

Carlos de Melo

Planning Commission Secretary

CD's of Planning Commission Meetings are available in the

Community Development Department.

Please call (650) 595-7416 to schedule an appointment